

159.0

0005

0021.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

581,100 / 581,100

USE VALUE:

581,100 / 581,100

ASSESSED:

581,100 / 581,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WAVERLY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: NOLAN JEAN M	
Owner 2:	
Owner 3:	
Street 1: 72 WAVERLEY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: PASHO SCOTT P/ETAL -	
Owner 2: PASHO JEAN M -	
Street 1: 72 WAVERLEY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Wood Shingle Exterior and 1128 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	4500	Sq. Ft.	Site	0	70.	1.23	7													
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	192,600		388,500	581,100		105754
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT								Parcel ID	159.0-0005-0021.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	192,600	0	4,500.	388,500	581,100		Year end	12/23/2021
2021	101	FV	186,100	0	4,500.	388,500	574,600		Year End Roll	12/10/2020
2020	101	FV	186,100	0	4,500.	388,500	574,600	574,600	Year End Roll	12/18/2019
2019	101	FV	175,800	0	4,500.	388,500	564,300	564,300	Year End Roll	1/3/2019
2018	101	FV	175,500	0	4,500.	327,500	503,000	503,000	Year End Roll	12/20/2017
2017	101	FV	175,500	0	4,500.	299,700	475,200	475,200	Year End Roll	1/3/2017
2016	101	FV	175,500	0	4,500.	255,300	430,800	430,800	Year End	1/4/2016
2015	101	FV	164,500	0	4,500.	222,000	386,500	386,500	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
PASHO SCOTT P/E	50579-576	1/10/2008	Family		1 No No
HANNAFORD ANN M	25012-506	11/23/1994			182,500 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/16/2015	1772								6/30/2018	TTL REFUSAL	HS	Hanne S					
8/7/1997	468	Manual	3,000					REROOF	12/2/2008	Measured	345	PATRIOT					
									10/25/2008	Meas/Inspect	345	PATRIOT					
									4/25/2000	Inspected	276	PATRIOT					
									12/16/1999	Mailer Sent							
									12/7/1999	Measured	256	PATRIOT					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 5 - Cape	1H - 1 & 1/2 Sty	1	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT. 12 FT SHED DORMER REAR OF HOUSE.																												
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																															
Foundation: 2 - Conc. Block	Frame: 1 - Wood	A 3QBth:	Rating:																															
Prime Wall: 1 - Wood Shingle	Sec Wall: 2 - Clapboard	1/2 Bath:	Rating:																															
View / Desir:	25 %	A HBth:	Rating:																															
OthrFix: 1	Rating: Fair	WSFlue:	Rating:																															
OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																														
Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L					O																
A Kits:	Rating:	Other																																
Fpl: 1	Rating: Average	Upper																																
WSFlue:	Rating:	Lvl 2																																
GENERAL INFORMATION				Locoation:	Total Units:	Lvl 1																												
Grade: C - Average	Year Blt: 1931	Eff Yr Blt:	Alt LUC:	Floor:	Totals	RMS: 6	BRs: 2	Baths: 1	HB	Lower																								
Lump Sum Adj:				% Own:	REMODELING																													
INTERIOR INFORMATION				Name:	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN																								
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Override:	Interior:	1	6	2																										
Sec Floors:	Total: 26.4 %				Additions:																													
Bsmnt Flr: 12 - Concrete	Subfloor:				Kitchen:																													
Bsmnt Gar: 1	Electric: 3 - Typical				Baths:																													
Insulation: 2 - Typical				Plumbing:																														
Int vs Ext: S				Electric:																														
Heat Fuel: 2 - Gas				Heating:																														
Heat Type: 5 - Steam				General:																														
# Heat Sys: 1	% Heated: 100	% AC:				CALC SUMMARY																												
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled				Basic \$ / SQ: 110.00	Size Adj.: 1.35000002	Const Adj.: 0.98000199	Adj \$ / SQ: 145.530	Other Features: 67800	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 261673	Depreciation: 69082	Depreciated Total: 192592	COMPARABLE SALES															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																										
SPEC FEATURES/YARD ITEMS																PARCEL ID 159.0-0005-0021.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																
More: N				Total Yard Items:				Total Special Features:				Total:																						